

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

5/70 Queen Street Altona VIC 3018

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$430,000

&

\$470,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Altona

Period-from

01 Nov 2019

to

31 Oct 2020

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

306/112 Pier Street Altona VIC 3018	\$440,000	17-Oct-20
3/245 Esplanade Altona VIC 3018	\$530,000	12-Nov-20
2/24 Noordenne Avenue Seaholme VIC 3018	\$456,000	11-Jul-20

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 25 November 2020

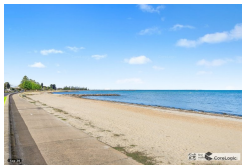
Anthony Molinia
M 0418304894
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306/112 Pier Street Altona VIC 3018 Sold Price ^{RS} **\$440,000** Sold Date **17-Oct-20**

 2  1  1

Distance **0.66km**



3/245 Esplanade Altona VIC 3018 Sold Price ^{RS} **\$530,000** Sold Date **12-Nov-20**

 2  1  1

Distance **1.27km**



2/24 Noordenne Avenue Seaholme VIC 3018 Sold Price **\$456,000** Sold Date **11-Jul-20**

 2  1  1

Distance **1.42km**

RS = Recent sale **UN** = Undisclosed Sale

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